

ARTICLE V  
REQUIRED IMPROVEMENTS

Section 500.

Purpose.

1. The purpose of this article is:
  - (a) to establish and define the public improvements which will be required to be construct by the subdivider as conditions for final plat approval; and
  - (b) To establish procedures for assuring compliance to these requirements.
2. Every subdivider shall be required to install the public and other improvements listed in Sections 502 through 509 in accordance with the public intent and the conditions and specifications noted.

Section 501.

Responsibility For Plans.

It shall be the responsibility of the Owner of every proposed subdivision, to have prepared by a registered engineer, or registered land surveyor, a complete set of construction plans, including profiles, cross-sections, specifications and other supporting data, for the hereinafter required public streets, utilities and other facilities. All construction plans shall be prepared in accordance with the following public improvement standards or specifications as approved by the appropriate officials.

Section 502.

Monuments and Pins.

1. Concrete monuments at least thirty-six (36) inches in length and four (4) inches in diameter or four (4) inches square shall be set at all corners on the plat. The top of the Monument shall be flat and shall have an indented cross to properly identify the location. Except in cases where it is deemed clearly unreasonable or infeasible by the Planning commission, these monuments shall be described on the Final Plat in relation to the located section corners of the Coordinate system of the commonwealth of Kentucky.
2. Iron pin or iron pipe monuments not less than three-fourths inch in diameter and not less than twenty-four (24) inches in length shall be set at all lot corners.

Section 503.

Street Requirements.

1. Grading: All streets, roads and alleys shall be graded by the Subdivider so that pavements and sidewalks can be constructed to the required cross

section. Deviation from the above due to special topographical conditions will be allowed only with special approval of the Planning commission. Where streets are constructed under or adjacent to existing electric transmission lines, or over gas transmission lines, the nearest edge of the pavement shall be a minimum of fifteen (15) feet from any transmission line structure and all grading for the street shall be done in a manner which will not disturb the structure or result in erosion endangering the structure. In the case of electric transmission lines the clearance from the pavement to the nearest conductor shall meet the requirements of the National Electrical Safety Code.

- a. Preparation: Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
  - b. Cuts: All tree stumps, boulders and other obstructions shall be removed to a depth of two (2) feet below the subgrade. Rock, when encountered, shall be scarified to a depth of twelve (12) inches below the subgrade.
  - c. Fill: All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in 6" layers and compacted with a sheepfoot roller. After rough grading the entire road bed shall be compacted to at least 95% of maximum density.
2. Pavement Base: A compacted graveled base course, consisting of 2 individually compacted 4" layers (8" total) deep and two (2) feet wider than the width of the pavement on each side of the street shall be installed on all streets, including cul-de-sacs, temporary turn-arounds and access streets to adjoining properties, according to the method specified in Division GOT, Standard Specifications for Road and Bridge Construction, Kentucky Department of Highways and Public Works – Edition of 1965 and late revision thereto. Wetting of the stone before compacting may be done at a point of origin or on the job site at the option of the contractor. In all cases the centerline of a road shall coincide with the centerline of the right-of-way dedicated for such road or street.
  3. Prime Coat and Wearing Surface:
    - a. After a thoroughly compacted base has been established, a three (3) inch Bituminous Concrete Base and one and one-half (1 ½) inch Bituminous Concrete wearing surface shall be applied as specified on the Pavement Design. The wearing

surface shall consist of the bituminous material composed of between 50 and 60 pounds per square yard of mineral aggregates bonded with bituminous materials. Any equivalent or higher standard of surface treatment approved by the County Road Officer may also be accepted. All paving materials shall be equivalent to or exceed Kentucky State Specifications.

- b. Through the use of “letters of credit or bonds”, the prime coat and Wearing Surface may be delayed until the gravel base has gone through a winter season to allow compaction.
  - c. The prime Coat and wearing Surface may be waived by the planning commission on Private streets that have fulfilled all other requirements of these Regulations.
4. Dedication of Subdivision Streets: Subdivision streets should be dedicated to the County or City provided the streets are:
- a. Constructed and paved to subdivision regulations and requirements;
  - b. Inspected and approved during construction by the District Magistrate:
    - 1. Before clearing
    - 2. After clearing and removal of top soil and obstructions, and before any fill is made
    - 3. After rough grading and compaction, and after finish grading and before gravel
    - 4. During placement and compaction of first four (4) inches of gravel
    - 5. During placement of second four (4) inches of dense grade aggregate
    - 6. During all paving operations
  - c. One-half of the lots in the approved subdivision or approved section of the subdivision have been sold for development.

Shoulder drains are required along roadways and around all cul-de-sacs at 100’ intervals all shoulder drains are to be filled with # 9 rock (clean rock no fines) as indicated on attached road drawing.

A representative of the Road Department will inspect during paving. The Road Department may require additional work such as cross drains, etc., where indicated by special conditions.

Section 504. Storm and Surface Drainage.

All drainage facilities shall be installed and the land graded for adequate drainage as shown on the final plan. A detailed plan of storm drainage, culverts, drains, and inlets shall be required when deemed necessary by the planning commission.

Section 505. Sewage.

1. The subdivider shall provide the highest type of sewage disposal facility consistent with existing physical, geographical and geological conditions. The following types of sanitary sewage disposal facilities are listed in order of desirability.
  - (a) Public sanitary sewer and treatment plant system.
  - (b) Community sanitary sewer and temporary sewage treatment plant.
  - (c) Capped sewers with temporary on-lot facilities.
  - (d) Septic tank with tile field or septic tank with seepage pit, depending on results of soil tests and sub-soil investigation.
2. Where an approved sanitary sewer is accessible to the development, all necessary mains and laterals for connection from the lots to the system, as shown on the preliminary plat, shall be installed by the subdivider.
3. If a sanitary sewage system is not accessible to the development, the subdivider shall provide for sewage disposal on an individual lot basis according to the rules, regulations, terms, definitions and conditions set forth by the Planning commission.
4. In all cases wherein trunkline sanitary sewer facilities are available, owner shall be required to install sanitary sewers and connect the same to trunkline sewer, irrespective of the size of the lots included on said subdivision plan.
5. Soil percolation tests to determine the suitability of the soil for on-lot sewage disposal facilities must be performed for all new subdivisions where buildings are not to be connected to public or community sanitary sewers at the time of construction. The commission may waive this requirement in whole or part for subdivision which the individual lots are to be two (2) acres or larger in area.
  - (a) Such tests shall be supervised and certified by a Registered Professional Engineer, land surveyor, or persons certified to

perform tests by the Health Department. Where the approval of the county Department of Health is required, a copy of their report of investigations, and approval of the proposed sewage disposal system any be submitted in lieu of certification by an engineer.

- (b) The results of such tests shall be accompanied by a description of sub-soil strata to a depth of four (4) feet greater than the proposed effluent disposal field or seepage pit. These data shall be obtained from test borings at or near the site of each percolation test hole.
  - (c) Where possible such tests shall be performed at or near the site of the proposed sewage disposal facility for each lot according to the specifications of the county Health Officer or as outlined in the Manual of Septic Tank Practice, U.S. Department of Health, Education and Welfare.
  - (d) The results of such tests shall be evaluated individually for each lot in the light of information from test borings and topographic features at each respective test hole location.
6. All lots in any new subdivision that cannot be connected to a public or community sanitary sewer system at the time of building construction shall be provided with an on-site sewage disposal system consisting of a septic tank or tanks connected with one or both of the following
- (a) Tile disposal field - Wherever test results indicate that this is a desirable system.
  - (b) The design of proposed on-site sewage disposal facilities shall as a minimum requirement meet the standards set up by the Department of Health for the conditions found at each individual site.

Section 506.

Water.

- 1. All water mains and lines and required fire hydrants as indicated on the approved Preliminary Plat shall be installed from each lot in the subdivision to and connected with the public water system.
- 2. Where no public water is accessible, water must be furnished by the developer on an individual lot basis. If wells are installed on each lot and the lot also contains its own sewage disposal facilities, the well shall be of the drilled type cased and grout sealed into bedrock. The well will be required to have a production of not less than five (5) gallons per minute as established by bailer tests, certified by the well

driller. Before being placed in consumer use it will be disinfected by the use of sodium hypochlorite, or other acceptable solution and a sample collected for bacteriologic examination by an approved State Laboratory. A copy of the analysis shall be submitted to the Planning commission certifying that the water is safe for domestic use.

Section 507. Street Signs.

Street name signs conforming to city or county specifications shall be erected and painted in accordance with said specifications at all street intersections or junctions in all subdivisions at the expense of the subdivider.

Section 508. Street Lighting.

The subdivider shall install, or cause to be installed, at the subdivider's expense such street lighting facilities as may be deemed adequate by the Planning commission and as may be prescribed at the time the subdivision plan is approved, and the subdivider shall pay the cost of operating said street lights until such time as the street lighting facilities shall be accepted by resolution of the City or county or other appropriate public authority.

Section 509. Street Trees.

Wherever the site is not naturally wooded the subdivider may be required to plant street trees of not less than two (2) inches caliper as measured chest high above the ground and at not more than fifty (50) feet apart as measured along each side of the street.

Section 510. Curbs, gutters, sidewalks and street lightings in all residential commercial and industrial developments within the city limits of the City of Taylorsville or regarding such developments outside the city before the property will be annexed.

All subdivision developments within the City of Taylorsville, whether residential, commercial or industrial shall have curbing, guttering, sidewalks, and street lighting as more particularly set forth in specifications established by the City.

Section 511. No subdivision, commercial or industrial development outside the City limits of Taylorsville, shall be accepted for Annexation unless it complies with Section 510 and all other Planning and Zoning Regulations.

It is the discretion of the Commission and/or the City, exceptions may be made for any existing subdivision which has completed infrastructure and it is determined by the Commission and/or the City it would not be economically feasible to redo the subdivision to comply with providing the infrastructure set forth in Section 510.